



**PROPERTY STANDARDS BOARD  
CITY OF GARLAND, TEXAS**

The Property Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on February 28, 2017 with the below listed members present.

PRESENT:	Chairman:	David Perry
	Vice Chair:	Douglas Williams
	Board Member:	Nicholas Oliver
	Board Member:	Rodney Blount
	Board Member:	Jason Curtis
	Board Member:	Noelia Garcia
	Board Member:	Michael Francis

**ABSENT:**

STAFF PRESENT:	Managing Director:	Richard Briley
	Director:	Steve Killen
	Code Compliance Administrator:	Rick Barker
	Housing Stds Manager:	Lance Polster
	Property Inspection Program Manager:	Oswaldo Rodriguez
	Property Inspection Program Manager:	Shawn Weinstein
	Business Operations Supervisor:	Lily Gama
	Recording Secretary:	Dee Young
	City Attorney:	Brad Neighbor
	Deputy Marshall:	Joel Bettes

**CALL MEETING TO ORDER:**

The meeting was called to order at 7:00 p.m. by Chairman David Perry.

1. Mr. Perry welcomed everyone present and read the invitation to participate with the Board in the prayer and pledge of allegiance. Mr. Perry gave the invocation and Douglas Williams led the pledge to the flag.
2. OATH: Mr. Perry administered the Oath to those who were to present testimony at this meeting.
3. Property Hearings: Shawn Weinstein presented on all the substandard properties:

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired, the pool be demolished and all violations of The City of Garland Code of Ordinances be remedied by March 28, 2017. If the building is not repaired, the pool is not demolished and all violations are not remedied by March 28, 2017, civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 29, 2017, and continue until the building is repaired, the pool is demolished and all violations of The City Code of Ordinances are remedied. Permits must be obtained from The City of Garland Building Inspections department to demolish the pool and to improve parking surfaces. If the pool is not demolished by March 28, 2017, and civil penalties have continued to accrue, by April 29, 2017, the City shall be authorized to demolish the pool."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: KC Ashmore

Motion by Mr. Williams to close the public hearing. Second by Mr. Oliver. All in favor.

Mr. Francis made a motion to accept staffs' recommendation with a second by Mr. Blount: "That the building be repaired, the pool be demolished and all violations of The City of Garland Code of Ordinances be remedied by March 28, 2017. If the building is not repaired, the pool is not demolished and all violations are not remedied by March 28, 2017, civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 29, 2017, and continue until the building is repaired, the pool is demolished and all violations of The City Code of Ordinances are remedied. Permits must be obtained from The City of Garland Building Inspections department to demolish the pool and to improve parking surfaces. If the pool is not demolished by March 28, 2017, and civil penalties have continued to accrue, by April 29, 2017, the City shall be authorized to demolish the pool."

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired, as noted on the December 5, 2016 Red Tag inspection report, and the unsanitary condition of the interior be remedied by March 28, 2017. If the building is not repaired as noted on the December 5, 2016 Red Tag inspection report, and the unsanitary condition of the interior is not remedied by March 28, 2017, civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 29, 2017, and continue until the building is repaired and the unsanitary condition of the interior is remedied."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: None

Motion by Mr. Oliver to close the public hearing. Second by Mr. Curtis. All in favor.

Mr. Blount made a motion to accept staffs' recommendation with a second by Mr. Williams: "That the building be repaired, as noted on the December 5, 2016 Red Tag inspection report, and the unsanitary condition of the interior be remedied by March 28, 2017. If the building is not repaired as noted on the December 5, 2016 Red Tag inspection report, and the unsanitary condition of the interior is not remedied by March 28, 2017, civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 29, 2017, and continue until the building is repaired and the unsanitary condition of the interior is remedied."

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

#### ADJOURNMENT:

With no further business or discussion to come before the Board the meeting was adjourned at 7:45 P.M. by Chairman David Perry.

City of Garland  
Signed:

\_\_\_\_\_/dp  
*David Perry, Chairman*

\_\_\_\_\_/sk  
*Steve Killen, Secretary to the Property Standards Board*

Date: \_\_\_\_\_

Date: \_\_\_\_\_